



Belo Horizonte, April 9, 2026 - Direcional Engenharia S/A, one of the largest homebuilders and real estate development companies in Brazil, focused on the development of low-income and medium-income projects and operating in several regions of the Brazilian Territory, presents its operating statements for the first quarter of 2026 (1Q26). Unless otherwise stated, the information in this document is expressed in national currency (Brazilian Reais – R\$ or BRL) and the Potential Sales Value (“PSV”) demonstrates the consolidated amount (PSV 100%).

NOTICE TO THE MARKET

1Q26 OPERATING PREVIEW

- ✓ **GROSS SALES OF BRL 1.9 BILLION IN 1Q26 (BRL 1.6 BILLION % COMPANY), A 29% GROWTH VERSUS THE YEAR-AGO PERIOD**
- ✓ **NET SALES TOTALED BRL 1.6 BILLION (BRL 1.4 BILLION % COMPANY), UP 19% FROM 1Q25 AND 4% FROM 4Q25**
- ✓ **NET SALES SPEED (VSO INDEX) REACHED 24% IN 1Q26 (+250 BPS VERSUS 4Q25): THE HIGHEST LEVEL EVER RECORDED FOR A FIRST QUARTER**

OTHER HIGHLIGHTS

- Launches reached BRL 1.0 billion in 1Q26, a 12% growth compared to 1Q25.
- In the last 12 months (1Q26 LTM), Net Sales totaled BRL 6.4 billion, up 7% from 1Q25 LTM¹.
- Direcional segment VSO index reached 24% in the quarter, a 480-bps growth versus the previous quarter.
- Riva’s VSO index came in at 23% in the first quarter of 2026.

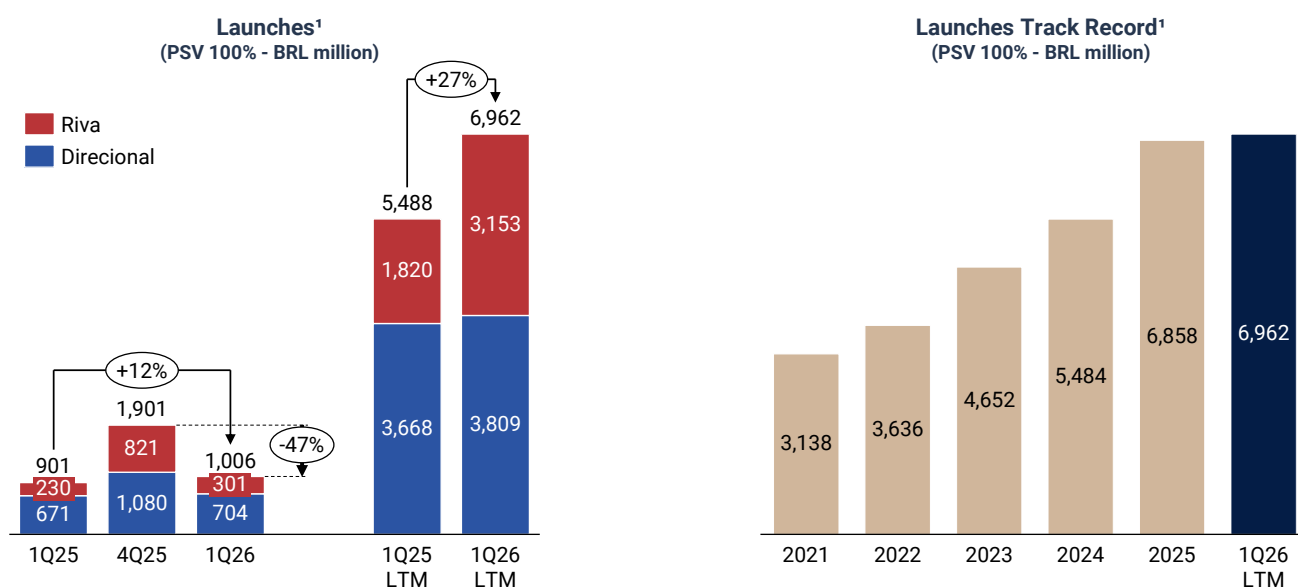
1 - Disregarding the project sold under the Póde Entrar Program



LAUNCHES

In line with its strategic plan for 2026, Direcional Group launched BRL 1.0 billion in PSV (BRL 862 million % Company) in 1Q26, representing a 12% increase compared to the same period last year. Of this total, 70% corresponds to Direcional-branded products, while Riva accounted for 30% of the launch mix.

As a result, on a last twelve months basis ending in March (1Q26 LTM), total PSV launched reached BRL 7.0 billion (BRL 6,0 billion % Company), reflecting a 27% increase compared to 1Q25 LTM.



Launches ¹ (BRL million, except units and %)	1Q26 (a)	4Q25 (b)	1Q25 (c)	Δ % (a/b)	Δ % (a/c)
PSV Launched (100% PSV)	1,005.8	1,900.9	901.2	-47.1%	11.6%
Direcional	704.7	1,079.8	671.5	-34.7%	4.9%
Riva	301.1	821.1	229.7	-63.3%	31.1%
PSV Launched (% Company)	862.4	1,680.2	802.4	-48.7%	7.5%
Direcional	665.9	859.1	640.9	-22.5%	3.9%
Riva	196.5	821.1	161.5	-76.1%	21.7%
Launched Units	3,109	4,780	3,424	-35.0%	-9.2%
Direcional	2,447	3,587	2,897	-31.8%	-15.5%
Riva	662	1,193	527	-44.5%	25.6%
Average % Company	86%	88%	89%	-3 p.p.	-3 p.p.

1 - Disregarding the project sold under the Póde Entrar Program.

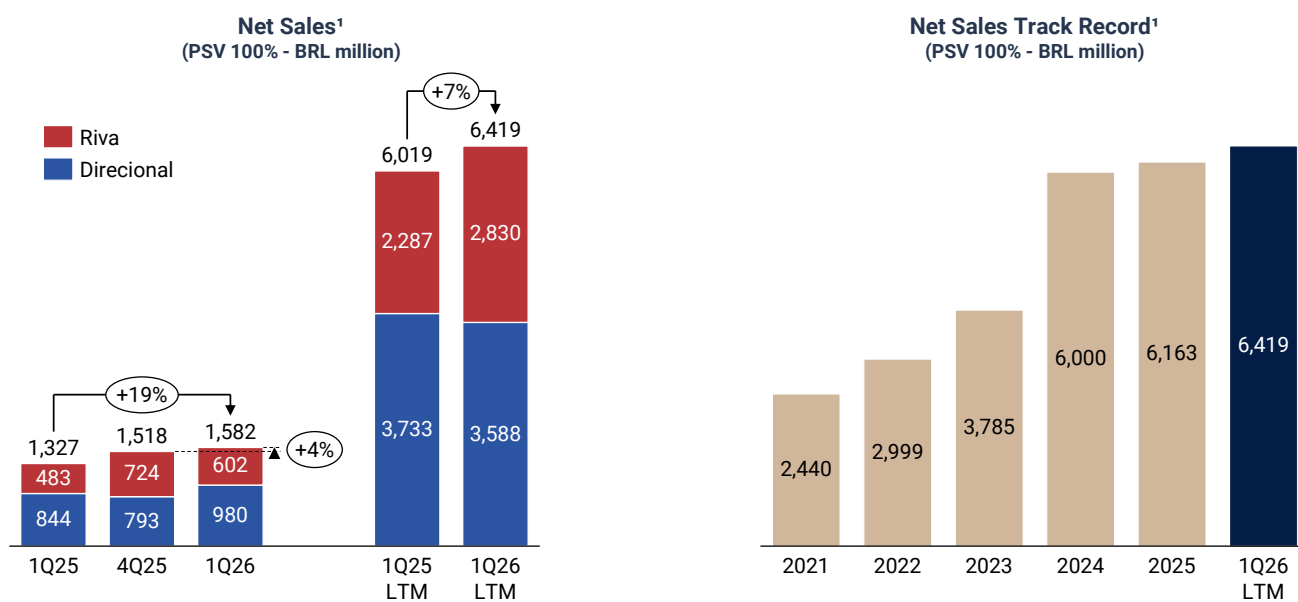


CONTRACTED SALES

In 1Q26, Gross Sales reached BRL 1.9 billion (BRL 1.6 billion % Company), increasing by 29% year-over-year and marking the highest level ever recorded for a first quarter. The strong demand observed throughout the first three months of the year drove Net Sales to BRL 1.6 billion in the period (BRL 1.4 billion % Company), representing a 19% increase compared to 1Q25 and 4% growth versus 4Q25. It is also worth noting that, when considering the Company's stake in the projects, Net Sales increased by 23% year-over-year and 4% quarter-over-quarter.

In 1Q26 LTM, contracted net PSV totaled BRL 6.4 billion (BRL 5.4 billion % Company), representing a 19% increase compared to 1Q25 LTM.

It is important to highlight that part of sales comes from projects developed through non-controlled SPVs or jointly controlled entities with partners. In such cases, revenues from these sales are not fully consolidated into the Company's reported net revenue. As a result, 91% of 1Q26 Net Sales relate to projects that contribute directly to the Company's Net Revenue line, while 9% are recognized through the Equity Income, based on Direcional Group's ownership interest in each of these non-consolidated entities.



Contracted Net Sales ¹ (BRL million, except units and %)	1Q26 (a)	4Q25 (b)	1Q25 (c)	Δ % (a/b)	Δ % (a/c)
Net Sales (100% PSV)	1,582.0	1,517.5	1,326.5	4.2%	19.3%
Direcional	979.9	793.3	843.8	23.5%	16.1%
Riva	602.1	724.2	482.7	-16.9%	24.7%
Net Sales (% Company)	1,352.0	1,305.1	1,099.8	3.6%	22.9%
Direcional	871.0	665.4	687.2	30.9%	26.8%
Riva	481.0	639.8	412.6	-24.8%	16.6%
Contracted Units	4,848	4,227	4,330	14.7%	12.0%
Direcional	3,585	2,908	3,260	23.3%	10.0%
Riva	1,263	1,319	1,070	-4.2%	18.0%
Net Sales Speed (VSO index) in PSV	24%	21%	23%	2.5 p.p.	0.3 p.p.
Direcional	24%	19%	23%	4.8 p.p.	1.1 p.p.
Riva	23%	24%	24%	-0.7 p.p.	-1.1 p.p.

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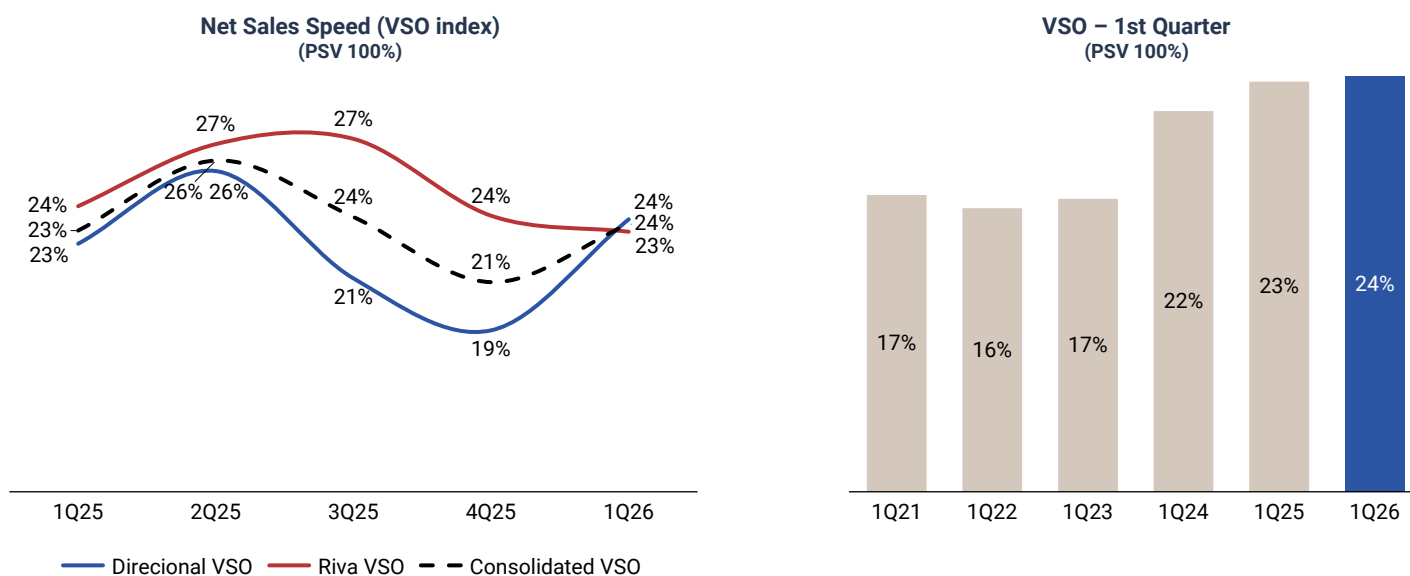


NET SALES SPEED (VSO INDEX)

Supported by the aforementioned resilient demand for Direcional and Riva products, consolidated sales velocity – measured by the Net Sales over Supply ratio (VSO) – increased by 250 bps compared to the previous quarter, reaching 24% in 1Q26. On a year-over-year basis, the increase was 30 bps. As a result, the indicator reached its highest level ever recorded for a first quarter.

It is important to highlight that the quarterly increase in VSO was driven by the performance of both Direcional and Riva. Sales velocity for Direcional-branded products reached 24% in the period, while Riva products posted a VSO of 23%.

The charts below present the VSO track record, as well as the levels recorded in first quarters, given the seasonal nature of these periods:



INVENTORY

At the end of 1Q26, Inventory PSV totaled BRL 5.2 billion (BRL 4.3 billion % Company), corresponding to 14,120 thousand units. Around 3% of total inventory PSV refers to completed units.

The table below presents inventory at market value, broken down by construction stage and product type.

Breakdown of Inventory at Market Value	Total PSV			% Company		
	Direcional	Riva	Total	Direcional	Riva	Total
In progress (BRL million)	3,098	1,943	5,040	2,591	1,600	4,191
<i>% Total</i>	60%	38%	97%	61%	37%	98%
Completed (BRL million)	105	33	137	68	20	88
<i>% Total</i>	2%	1%	3%	2%	0%	2%
Total (BRL million)	3,202	1,975	5,178	2,659	1,620	4,279
<i>% Total</i>	62%	38%	100%	62%	38%	100%
Total Units	10,488	3,632	14,120	10,488	3,632	14,120
<i>% Total Units</i>	74%	26%	100%	74%	26%	100%

LANDBANK

At the end of 1Q26, Direcional Group's landbank totaled a PSV of BRL 60.0 billion (BRL 54.8 billion % Company), representing a development potential of approximately 246 thousand units.

The average acquisition cost of the landbank stands at 11% of the total PSV, with 87% paid through swaps, resulting in minimal cash outflow prior to the start of development.

Landbank Evolution (BRL million)	2025 Landbank	1Q26 Acquisitions	1Q26 Launches	Adjustment ¹	1Q26 Landbank	1Q26 (PSV % Co.)	Units
Direcional	39,852	1,947	(705)	126	41,220	37,913	198,791
Riva	18,601	311	(301)	125	18,736	16,897	46,958
Total PSV	58,452	2,258	(1,006)	251	59,956	54,810	245,749

1 - Adjustments: update of sales price, canceled sales and swaps.

Land Acquisition

During the quarter, 7 land plots were acquired, with a potential PSV totaling BRL 2.3 billion (BRL 1.9 billion % Company), corresponding to approximately 7.4 thousand units. The average acquisition cost in the quarter was 14% of the estimated PSV, with 85% of the payment to be made through land swaps.

CASH GENERATION¹

In 1Q26, there was an operational cash generation² of BRL 13 million. It is worth noting that, in the quarter, there was a non-operating cash outflow of BRL 89 million, primarily driven by the amortization of sales of receivables. As a result, the Company ended 1Q26 with an accounting cash burn¹ of BRL 76 million.

1 - Cash Generation/Burn: variation in net debt adjusted for dividend payments, share buybacks, and changes in the balance of interest rate swap contracts. Prior information is unaudited.

2 - Operational Cash Generation/Burn: accounting Cash Generation, excluding the non-operating effects incurred during the period.

Statements contained in this notice regarding business perspectives, operational and financial projection results, and references to the Company's potential of growth constitute mere estimates and were based on the Board's expectations and estimates regarding the Company's future performance. Although the Company believes that such estimates are based on reasonable assumptions, Company does not ensure they are achievable. The expectations and estimates underlying the Company's future perspectives are highly dependent on the market behavior, the Brazil's economic and political situation, the current and future state regulations, the industry and international markets, and are therefore subject to changes which are beyond control by part of the Company and its Board. The Company shall not commit to publish updates neither to revise the expectations, estimates, and provisions contained herein arising from future information or events.

IR Team

ri.direcional.com.br/en

ri@direcional.com.br

(+55 31) 3431-5509 | (+55 31) 3431-5512

DIRR
B3 LISTED NM

IBOVESPA B3 IBRX100 B3 IMOB B3 SMLL B3 ITAG B3 IDIV B3 IBSD B3 IBRA B3
IGC-NM B3 IGC B3 IGCT B3 INDX B3 IGPTWB B3 IDIVERSA B3 ICON B3

GLOSSARY

Classification of the projects by Direcional Group, according to the target economic segment:

Direcional	Residential projects with an average price per unit of up to BRL 350 thousand under the “ <i>Minha Casa, Minha Vida</i> ” housing program – tier 1, 2 and 3.
Riva	Residential projects destined to middle-income customers, developed at the SPVs of the wholly owned subsidiary of Direcional called Riva Incorporadora S.A. Projects are typically classified under the “ <i>Minha Casa, Minha Vida</i> ” program – tier 4 (with an average unit price of up to BRL 500 thousand), or sold outside the program (average unit price above BRL 500 thousand).
Old Harvest	Projects of the MUC segment (Middle-income, Upper-middle income, and Commercial), developed under the previous development and building model.
New Model	A business model consolidated in 2015 for the development of the Company’s residential projects. One of its main characteristics is the possibility of off-plan transfer and the adoption of an industrialized construction model.

Adjusted EBITDA - Adjusted EBITDA is equal to EBITDA (earnings before financial result, Income Tax and Social Contribution, depreciation and amortization expenses) less the participation of non-controlling stockholders and less the financial charges included in cost of units sold. We understand that the adjustment to present value of accounts receivable of units sold and not delivered recorded as gross operating revenue (expense) is part of our operating activities and, therefore, we do not exclude this revenue (expense) in the calculation of Adjusted EBITDA. Adjusted EBITDA is not a measure of financial performance under Brazilian Accounting Practices, nor should it be considered in isolation or as an alternative to net income as an operational performance measure or alternative to operating Cash Burns or as a liquidity measure. Adjusted EBITDA is an indicator of our overall economic performance, which is not affected by fluctuations in interest rates, changes in the tax burden of Income Tax and Social Contribution or depreciation and amortization levels.

Contracted Net Sales - PSV arising from all contracts for the sale of properties entered into in a given period, including the sale of units launched in the period and the sale of units in stock, net from rescissions.

Deferred Results - The result of the balance of real estate sales transactions already contracted (arising from units whose construction has not yet been completed) and their respective budgeted costs to be appropriated.

Financial Swap – Land purchase system whereby the owner of the land receives the payment, in cash, calculated as a percentage of the PSV of the project, to be paid according to the determination of the revenue from the sales of units of the project.

Landbank - lands maintained in inventory with an estimate of a future PSV for such.

Launched PSV – Total Potential Sales Value of the units launched in a determined period.

LTM – Last twelve months.

Novo Mercado - B3's special listing segment, where companies adopt differentiated practices of corporate governance, which exceed the requirements of the traditional segment. Direcional joined Novo Mercado in November 19th, 2009.

Physical Swap - Land purchase system whereby the owner of the land receives in payment a certain number of units of the project to be built in it.

PoC Method - Under IFRS, revenues, costs and expenses related to real estate projects are appropriated based on the accounting method of the cost incurred ("PoC"), by measuring the progress of the work by the actual costs incurred versus the total budgeted expenses for each stage of the project.

Minha Casa, Minha Vida Program (MCMV) - Current name given to the government’s social housing program (previously known as *Programa Casa Verde e Amarela*).

PSV - Potential Sales Value. Total amount to be potentially obtained from the sale of all units of a given real estate development at the launch price. There is a possibility that the PSV launched shall not be realized or differ significantly from the value of Contracted Sales, since the quantity of Units actually sold may differ from the number of units launched and/or the actual selling price of each unit may differ from the launch price.

SFH Resources - Housing Financial System (SFH) resources originated from the FGTS and savings account deposits.

Tier 1 (FAR) - Low-income projects made as contract works within the “*Minha Casa, Minha Vida*” (MCMV) housing program, contracted directly with the Financing Agent, destined to families with a monthly income up to BRL 1,800. Properties of this segment has their final price determined by the Financing Agent, pursuant to the ordinance No. 435/2012 of the Ministry of Cities, and their acquisition may be subsidized by the government.